

CITY OF MUSKEGON  
**HISTORIC DISTRICT COMMISSION**  
**REGULAR MEETING**  
**MINUTES**

**February 1, 2011**

Chairperson J. Hilt called the meeting to order at 4:05 p.m. and roll was taken.

MEMBERS PRESENT: L. Spataro, J. Hilt, S. Kroes, S. Radtke, D. Mayville

MEMBERS ABSENT: K. Panozzo, excused; L. Wood

STAFF PRESENT: M. Franzak, D. Leafers

OTHERS PRESENT: L. Trautner, Every Woman's Place; C. Mahn, 1423 Clinton

**APPROVAL OF MINUTES**

A motion to approve the regular meeting minutes of December 7, 2010 was made by S. Kroes, supported by D. Mayville and unanimously approved.

**NEW BUSINESS/PUBLIC HEARINGS**

Case 2011-01 – 1260/1262 Ransom St. Applicant: Every Woman's Place. District: McLaughlin. Class: A. Current Function: Residential. The applicant is seeking approval to replace the wood-framed windows (not the siding as originally stated in the staff report) with vinyl, widen two exterior doorways and install a ramp. Staff recommends approval.

L. Trautner stated that the renovation project was being done with MSHDA funding and there were lead issues, which is why they were going to replace the wood-framed windows. Board members discussed different options for dealing with the windows.

L. Spataro arrived at 4:12 p.m. He stated that he was not in favor of widening the exterior doorways. L. Trautman stated that the doorways in question were in the two apartment areas (#4 and #6) that were not part of the original dwelling, and that it was being done in order to comply with ADA laws. J. Hilt stated that the door to apartment 6 faced the rear of the house so it shouldn't affect the looks of the house much. L. Spataro stated that he would be willing to approve the doors, since they were not original to the house.

A motion that the HDC approve the request to 1) replace the wood-framed windows with vinyl or satisfactorily repair the current wood windows if possible, 2) widen the exterior doorways as proposed and 3) install a ramp as proposed, as long as the original window openings are retained, all zoning requirements are met, and the necessary permits are obtained, was made by S. Kroes, supported by L. Spataro and unanimously approved.

Case 2011-02 – 1423 Clinton St. Applicant: Bruce & Char Mahn. District: Clinton-Peck. Class: A. Current Function: Residential. The applicant is seeking approval to replace the first floor wood-framed windows with vinyl, with triple pane glass. They would also like to replace the second floor wood window with vinyl and tempered glass. Staff recommends approval.

The representative from Hansen's Windows provided information on the types of windows that would be installed. He stated that they would not change the look of the windows. They planned to do a few windows at a time, as finances permitted. C. Mahn stated that the wood window frames were deteriorating badly and needed to be replaced for safety reasons and to save on heating costs.

A motion that the HDC approve the request to replace the wood-framed windows with vinyl as proposed, as long as the original window openings are retained and any necessary permits are obtained, was made by L. Spataro, supported by D. Mayville and unanimously approved.

#### OLD BUSINESS

None

#### OTHER

Historic District Ordinance changes. M. Franzak and board members reviewed amendments to the City of Muskegon Historic Preservation Ordinance. Currently, the ordinance does not meet all of the requirements of the State of Michigan Historic Preservation Office, which makes Muskegon Historic Districts ineligible for historic preservation rehabilitation tax credits.

L. Spataro stated he would like to retain the wording in the current ordinance, as it relates to the HDC membership requirements.

A motion that the HDC recommend approval of the new Historic District Ordinance, except that the wording regarding HDC membership in the current ordinance is retained, was made by L. Spataro, supported by S. Kroes and unanimously approved.

There being no further business, the meeting was adjourned at 4:35 p.m.

dml